



**Ford End, Hall Street,  
Long Melford, Suffolk**

**DAVID  
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# FORD END, HALL STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9DY

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

A semi-detached Grade II listed Georgian cottage of considerable character with well-balanced accommodation well-suited to modern living. The property contains two well-proportioned reception rooms, a kitchen and a utility/boot room together with a flexible additional reception room/bedroom or study. Upstairs are two generous double bedrooms (one with en-suite) and a further bathroom. To the rear is a low maintenance garden with the additional benefit of a detached garage providing off-road parking.

## A charming Georgian cottage in the centre of the village with garden, garage and parking.

Front door leading to:-

**SITTING ROOM:** A superb well-proportioned reception room with twin secondary glazed sash windows overlooking the little green. Plenty of space for seating arranged around a central brick arch fireplace with oak mantle and a brick hearth with inset wood burning stove. Doorway leading to:-

**DINING ROOM:** A further well-proportioned reception room with dual aspect outlook and engineered oak flooring with a central exposed mellow red brick chimney breast with feature fireplace and plenty of room for a dining table and chairs. Useful understairs storage cupboard off and an opening leading to:-

**KITCHEN:** Finished with a range of base and wall level units with worksurfaces incorporating an Armitage Shanks butler sink with mixer tap above and a four-ring Bosch electric hob. Integrated AEG oven, space and plumbing for a dishwasher and space for a free-standing refrigerator. Display shelving and extensive storage and with a window overlooking the rear garden. Door leading to:-

**UTILITY/BOOT ROOM:** A useful area with tiled flooring and space and plumbing for a washing machine and space for a tumble dryer above. Further range of storage cupboards and a door opening onto the garden.

**Inner Hall:** With staircase rising to first floor and door leading to:-

**BEDROOM 3/ SNUG:** A versatile room which could function as either a study, additional reception room or bedroom as required. There is also the potential to reconfigure the layout and create a further ground floor cloakroom/bathroom (subject to any necessary consents).

### First Floor

**LANDING:** With access to loft storage space and doors leading to:-

**BEDROOM 1:** An exceptional double bedroom with twin secondary glazed sash windows overlooking the greensward in front.

**BEDROOM 2:** A further double bedroom with a sash window overlooking the side and a door leading to:-

**EN-SUITE:** With tiled flooring and partially tiled walls and containing a large tiled shower cubicle with rainfall style showerhead and a glass screen door. WC, vanity suite and a heated towel rail. Door leading to:-

**LOFT SPACE:** A particularly useful storage area with exposed timbers and light connected.

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**BATHROOM:** With partially panelled walls and containing a cast-iron rolltop bath with claw feet and mixer tap and shower attachment over. WC, vanity suite, and a chrome heated towel rail.

## Outside

To the lefthand side of the property, wooden double gates lead onto a gravel driveway bordered by well-stocked beds which continues onto an area of private **OFF-ROAD PARKING** in front of a:-

**GARAGE:** With up-and-over door, power and light connected and roof storage space. Planning permission exists for the enlargement of the garage to create a useful studio space. For further details search Babergh District Council planning portal using reference DC/22/01355.

The rear garden has been designed with low maintenance in mind and has been finished with brick paviours enclosed in part by a low-level wall. Parking is often readily available along the front of the greensward in front.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

## AGENT'S NOTES

The property is Grade II listed and though to date back to approximately 1750 and also stands within a conservation area.

As is not uncommon with properties of this style, a right-of-way for the benefit of the neighbouring property exists across the driveway. For more information please contact the office.

Some garden images were taken in 2020 with small alterations in the interim. Please contact the office for further information.

**EPC RATING:** Exempt - listed.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** E

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Timber framed to the front and brick to the rear.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. **Speed:** up to 68 mbps download, up to 16 mbps upload

**Phone signal:** Yes – EE, Three, O2, Vodafone.

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**WHAT3WORDS:** shoebox.cleanest.snooze

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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Ground Floor  
Approximate Floor Area  
747.66 sq. ft.  
(69.46 sq. m)

First Floor  
Approximate Floor Area  
544.97 sq. ft.  
(50.63 sq. m)

TOTAL APPROX. FLOOR AREA 1292.63 SQ.FT. (120.09 SQ.M.)

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